

Annual Town Meeting 2022

Date: 26 January 2022

Article Number: 25

*Title: Worthen Road Recreation and Education
Land Use Concept Plan*

How did we get here?

- Getting a high school built requires the entire community to be aware of the challenge we are undertaking to replace a beyond-its useful life facility.
- During ATM 2021, Lexington received word that we would not be invited into MSBA that round, AND it was lamented at that meeting and in subsequent discussions that we did not have funding available to undertake a study to explore planning options.
- The Town Facilities Inventory and an Education Compendium were both completed by May 2021 – but no further action on LHS planning has occurred publicly.
- Town capital plans and recreation project requests lack any alignment to a future LHS siting and the construction process
- We heard again this Fall that no MSBA round was going to be announced until Spring – so as a positive planning action, noting not funding was again in the Budget, we engaged Select Board members and submitted this Citizen's Article to ensure funding could be allocated to initiate logistical planning
- We realized that there is a lot that we don't know as a community about the work to come...

Article Purpose

- This Article seeks funding for a Land Use Concept Plan (“Plan”) for the Worthen Road Recreation and Education "District"
- Provide a framework for making current & future decisions
- The purpose of the Plan would be to determine the:
 - optimal post construction potential and
 - the construction phase scope, schedule, cost, and logistical challenges associated with achieving that potential.

The Goal of the Study is to look at the District and identify the best land use



“Plan for what is difficult while it is easy; do what is great while it is small.” – Sun Tzu

- As excerpted from Superintendent's Foreword of the LPS Compendium, May 2021

- Recreation
- Education
- Community
- Interim Construction

Ltr	Property	Acres
A	High School Property	56.5
B	Orphan Land	3
C	Josiah Willard Hayden Rec Center	28
D	Hastings Park	3.8

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The study will tackle a range of difficult questions that help set the framework for future decision making...

- Preserving a modicum of “the high school experience” during this time
- Neighborhood impacts during construction
- Community and high school sports recreational use during construction
- Schedule and timing of construction can be identified
- Parking: students, staff and construction workers
- Logistics of daily school and construction deliveries and laydown
- Short & long-range planning of capital investments in the District
- Conservation land protection
- **Article 97: recreation / education land swap**

Take a look at our neighbor...

New Belmont High School

GSF: 470,000

2,215 Students (7-12)

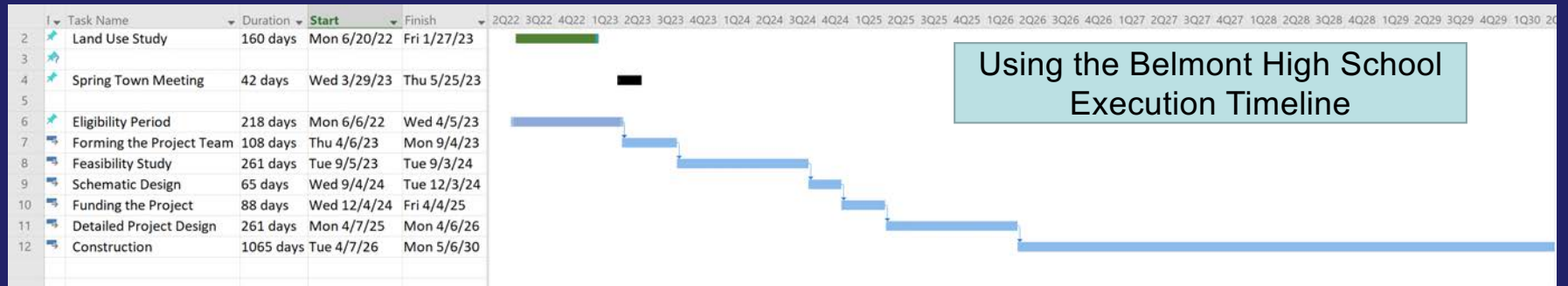
*Designed assumption

New Lexington High School

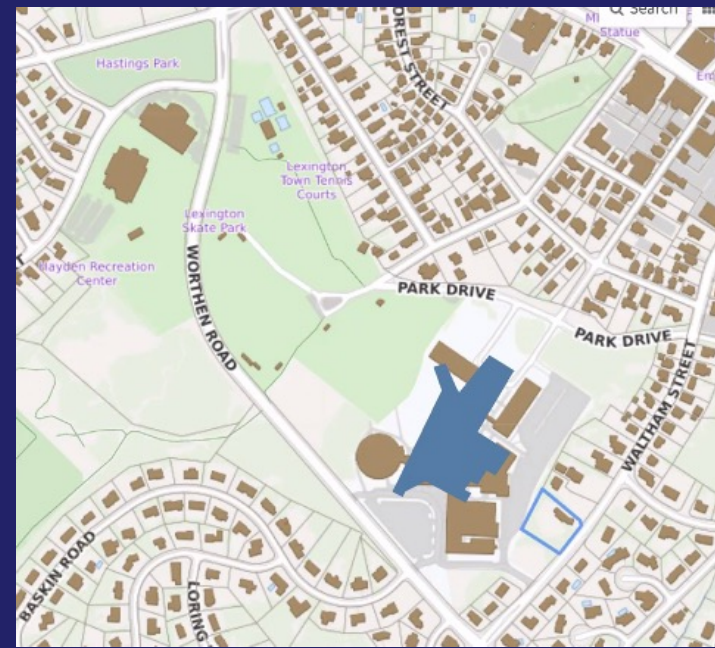
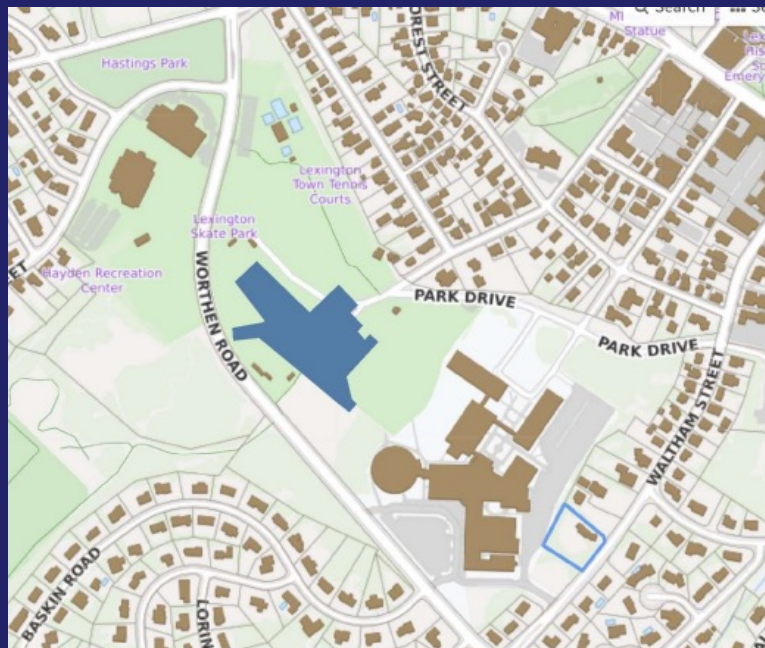
GSF: TBD

2,273 students (9-12) current

2,612 students (est 2025)



Knowing now the scale of the challenges helps understand the real impacts



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2020-2030 Master Plan Compendium

Excerpt from page 26

LEXINGTON PUBLIC SCHOOLS 2020-2030 MASTER PLANNING COMPENDIUM

LPS MISSION: JOY IN LEARNING | CURIOSITY IN LIFE | COMPASSION IN ALL WE DO

Given the extensive needs of the Lexington High School facility, the HSWG strongly endorses two permanent construction priorities whether overcrowding exists or not. The following recommendations were adopted by the full Master Planning Advisory Committee:

1. To fully replace the existing Lexington High School facilities; or
2. To expand and renovate the existing high school buildings.

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Two findings directly connect to the strategy for the need for a Study:

[T]he Lexington Public Schools Master Planning Advisory Committee found:

1. Lexington High School is the most critical priority in terms of LPS building projects until 2030.

and

3. In anticipation of new information and acknowledgment of evolving conditions, LPS should strive for a ***flexible master planning process that includes ongoing review of key reports and other information relevant to capital planning decisions with decision makers.***

Options and Considerations



- 1 & 2 build new remote from existing school buildings
- 3 & 4 build new facilities on the LHS parking lot(s)
- Other Options by Consultant

Draft Evaluation Criteria for Consultant Generated Options

Seq	Evaluation Criteria	Option 1	Option 2	Option 3
1	Scope Efficient			
2	Schedule Efficient			
3	Construction Fast Track Potential			
4	Cost Efficient			
5	Construction Logistics			
6	Construction Productivity Separation of Education and Construction			
7	Multiple Construction Occupancies			
8	Maximizes interim Recreation Fields			
9	Maximizes post construction Recreation Fields			
10	Requires Worthen Road realignment			
11	Facilitates symbiotic relationship with Hayden Center Operation [fields]			
12	Environmental/Conservation Complications			
13	Article 97 related issues			
14	Maximizes Other Town Uses			

These criteria are illustrative of Best Practice evaluative criteria for planning large construction planning

Draft Task List with Level of Effort

Involvement/Level of Effort		Town Manager's Working Group on the Center Recreation Area/High School Property												
Task Number	Task	Office of the Town Manager	Select Board	Office of the Superintendent	School Board	Recreation Department	Recreation Committee	DPW	Conservation	Town Council	DPF	PBC	Consultant Team	Hayden
1	Collection and convey salient Data	100	100	100	100	100	100	100	100		100			
2	Data Analysis												100	
3	Clearly defined study area												100	
4	Finalize Evaluation criteria	100	100	100	100	100	100	100	100		100	100	100	
5	Tabulation of public recreation goals, plans and scheduled projects												100	
6	Determination of encumbrances on developable land									100			100	
7	Create 4-6 land use plan concepts addressing recreation, education, pedestrian, vehicular requirements and goals.												100	
8	Assess the pro's/con's and strengths/weaknesses of each land use concept.												100	
9	Present options with evaluation criteria to the Town Manager's Working Group	100	100	100	100	100	100	100	100		100	100	100	
10	Incorporate feedback from Town Manager's Working Group on the Center Recreation Area/High School Property												100	
11	Final Presentation of options and evaluation to joint session of Select Board and School Board.												100	
12	Article 97 work based on direction from Select Board, School Board, Town Manager, and the Superintendent.									100				

Conclusion

- Now, with the Facilities Master Plan and the LPS Compendium complete, this Land Use study would provide a framework to make town wide resource decisions regarding the District including timelines to ensure capital investment is not wasted and timelines understood
- Committees have been asking for plans and timelines for expenditures
- This study illuminates the cost impacts of various land use options
- It would provide build out options for ideas identified in the Compendium
- It would help to prioritize land use for the District now and into the future
- It can assist as another tool in communicating the road ahead to taxpayers
- It would be more expeditious and less burdensome on staff

Thank you!